

Planning and Zoning Commission Meeting Minutes
August 24, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 24, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Karen Conde, David Koopmann, Alan Pruitt, and Richard Sorenson. Commissioners Jacob Miller and Clinton Underhill were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Alyssa Linville, Associate Planner; Aubrey Trebilcock, Assistant Planner; Richard Munguia, Planning Technician; Amelia Griffin, Administrative Assistant; and Stephanie Guzman, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

July 27, 2015

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

SUBD-10636-2015: *This is a request by Dahl, Robins, and Associates, Inc., on behalf of KDC of Yuma LLC, for approval of the amended preliminary plat for the Kerley Subdivision Unit #3, proposed to be divided into 31 residential lots ranging in size from 12,003 square feet to 33,255 square feet. The property is located at the southwest corner of the 36th Street Alignment and Avenue 6E, Yuma, AZ.*

MOTION

Motion by Conde, second by Sorenson, to APPROVE the Consent Calendar, as presented. Motion carried (5-0).

PUBLIC HEARINGS

CUP-10540-2015: *This is a request by Legacy Church, Inc. for a Conditional Use Permit to allow a church in the Agriculture (AG) Zoning District with two exceptions:*

- 1. Increase the allowable signage from 24 square feet to 180 square feet.*
- 2. Reduction of landscaping along the north, east, south, and southwest property boundaries from 20 feet to 0 feet and reduction of the landscaping along 4th Avenue from 40 feet to 14 feet.*

Aubrey Trebilcock, Assistant Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked for clarification on the services held. **Trebilcock** said there would be 6 services per week.

Commissioner Koopmann asked the maximum size of a sign for property that was zoned Agriculture. **Trebilcock** said 24 square feet. **Koopmann** asked if that was for any size property in that district. **Trebilcock** said yes. **Laurie Lineberry, Community Development Director**, stated that the size of the property was not calculated into sign totals – in the Agriculture district, whether it was 1 acre or 100, 24 square feet was the maximum. The sign calculations were different for commercially zoned properties.

APPLICANT / APPLICANT'S REPRESENTATIVE

Erik Rangel, 10567 E. 38th Lane, Yuma, Arizona, was available for questions.

Commissioner Sorenson asked if the applicant disagreed with the Conditions of Approval. **Trebilcock** stated that those issues had been resolved, and the applicant was in agreement with the conditions.

PUBLIC COMMENT

None

MOTION

Motion by Koopmann, second by Sorenson, to APPROVE Case Number CUP-10540-2015, subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

CUP-10649-2015: *This is a request by Dahl, Robins, & Associates, Inc., on behalf of Custom Ag Pak, for a Conditional Use Permit to allow for the packing and processing of agricultural products in the Light Industrial (L-I) District. This request includes an exception to reduce the required on-site parking from 84 spaces to 23 spaces. The property is located at 2591 S. Brown Avenue, Yuma, Arizona.*

Alyssa Linville, Associate Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Sorenson asked if there have been any problems with water retention on the property. **Linville** said that she did not know of any problems, but the surrounding neighbors might be aware of issues. The applicant stated that there would be no runoff from any of the produce washing; there were holding tanks for that runoff and would be taken off-site.

APPLICANT / APPLICANT'S REPRESENTATIVE

Lex Camany, P.O Box 909, San Juan Batista, California, spoke extensively and clarified the importance of food safety, public health, and general welfare. He also assured any owners of the surrounding properties that there would be no on-site water retention, seeing that is one of the main concerns of a surrounding property owner.

Koopmann asked for clarification on the containment of excess water produced. **Lex** said any excess water would be contained in holding tanks and transported off-site for dumping.

PUBLIC COMMENT

Jerry Thomas, 758 Country Club, Yuma, Arizona, said he was concerned about water retention. One inch rainfall would drop close to 50,000 gallons of water onto the property, and would drain onto his property. He would prefer a curb around the applicant's property to keep water on the property. He would also count the number of employees during each shift, because 20 employees per shift did not seem reasonable.

Sorenson asked if there have been any water retention problems. **Thomas** said when it rains, the water on the subject property drains into Taylor Farms retention basins.

Camany clarified that Custom Ag Pak would have a total of 50 employees. The property has been in place for many years, and has not really been much of a problem regarding water retention.

Koopmann asked if the applicant changed the number of employees from 20 to 50, would that require more of a parking reduction. **Linville** said from her understanding it would be 50 employees in total, with two shifts of 20 employees each, with the cleanup crew being the remaining employees. **Camany** further clarified that it would only be one shift of 50 employees. **Lineberry** stated that Staff analyzed the proposal based on 20 employees per shift. 50 employees per shift would most likely require off-site parking. Staff was not comfortable with the current parking exception and the sudden change in number of shifts and employees onsite.

Koopmann asked if it would be better to continue the case to allow Staff and the applicant time to discuss this issue. **Lineberry** said yes. **Camany** said the employees could potentially carpool, and could be implemented for the site.

MOTION

Motion by Sorenson, second by Conde, to CONTINUE Case Number CUP-10649-2015 to the meeting of September 14, 2015. Motion carried unanimously (5-0).

CUP-10654-2015: *This is a request by Ronald Martin on behalf of the Salvation Army, for a Conditional Use Permit to recognize the existence of the Boys and Girls Club with Church Services in the Low Density Residential (R-1-6) District; request the addition of a new 3,000 s.f building onsite and reduce required onsite parking from 53 to 18 spaces. The property is located at 1100 South 13th Avenue, Yuma, AZ.*

Bobette Bauermann, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Hamel asked about the purpose for the additional building. **Bauermann** said it would be a multipurpose room for possible church services.

APPLICANT / APPLICANT'S REPRESENTATIVE

Capt. Randy Hart, 3065 W. 19th Lane, Yuma, Arizona, said during the summer the additional building would be split into a theatre and performance area and a playroom for children, along with church services on Sundays.

PUBLIC COMMENT

Ronald Martin, 13131 S. 4 ½ E. Yuma, Arizona, agreed with staff's recommendation.

MOTION

Motion by Conde, second by Sorenson, to APPROVE Case Number CUP-10654-2015 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

Lineberry introduced Naomi Leeman, Senior Planner.

Lineberry asked the Commission about potentially moving to electronic meeting packets, similar to City Council. **Sorenson** asked if Staff would only receive an electronic copy. **Lineberry** said yes. **Sorenson** liked that idea. **Commissioner Conde** was in favor of the change.

Lineberry thanked the commission for recognizing that one of the applicants changed the numbers during the meeting. Staff analyses the requests based on what information is given to them by the applicants, and since this applicant changed the information, Staff's recommendation could possibly change.

Commission

Koopmann said it was interesting to see that the neighbor proposed building a curb around the entire subject property. **Lineberry** stated that if there was an issue and potential resolution, that was the spirit of a Conditional Use Permit; the proposal should not impact neighbors. **Sorenson** asked if retention was not a problem in the past, why would it be a problem now. **Lineberry** stated that the property had previously been in the county and may not have been addressed.

Public

None

ADJOURNMENT

The meeting was adjourned by motion of **Koopmann**, second by **Conde**, at 5:35 p.m.

Minutes approved this 14 day of September, 2015.


Chairman